

172.0

0002

0002.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

715,300 / 715,300

USE VALUE:

715,300 / 715,300

ASSESSED:

715,300 / 715,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		WILBUR AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GIBBONS LAURIE/CHRISTOPHER	
Owner 2:		
Owner 3:		

Street 1: 45 WILBUR AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DYKEMAN FRANCES A -

Owner 2: -

Street 1: 45 WILBUR AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,043 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Aluminum Exterior and 1344 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4043		Sq. Ft.	Site		0	70.	1.34	6									378,902						378,900	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4043.000	336,400		378,900	715,300			113692
									GIS Ref
									GIS Ref
									Insp Date
									06/15/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	336,400	0	4,043.	378,900	715,300	715,300	Year End Roll	12/18/2019
2019	101	FV	269,400	0	4,043.	373,500	642,900	642,900	Year End Roll	1/3/2019
2018	101	FV	269,400	0	4,043.	286,900	556,300	556,300	Year End Roll	12/20/2017
2017	101	FV	269,400	0	4,043.	270,600	540,000	540,000	Year End Roll	1/3/2017
2016	101	FV	269,400	0	4,043.	249,000	518,400	518,400	Year End	1/4/2016
2015	101	FV	254,100	0	4,043.	232,800	486,900	486,900	Year End Roll	12/11/2014
2014	101	FV	254,100	0	4,043.	214,400	468,500	468,500	Year End Roll	12/16/2013
2013	101	FV	254,100	0	4,043.	214,400	468,500	468,500		12/13/2012

Parcel ID 172.0-0002-0002.A

!13287!

PRINT

Date	Time
12/11/20	03:16:09

LAST REV

Date	Time
09/21/20	11:01:04

danam

13287

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

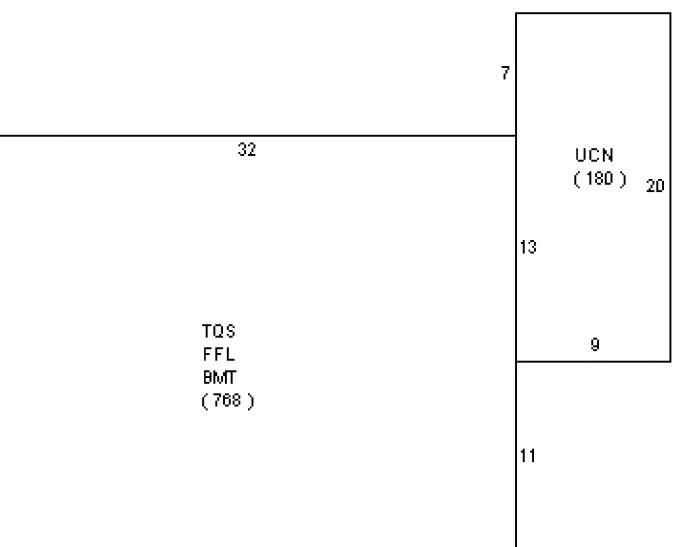
Ratio:

BUILDING PERMITS										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		
6/9/2020	609	AbvGrd.	5,000	C						
5/7/2002	332	Porch	4,000	C				FRONT ENTRY GABLE		

ACTIVITY INFORMATION										
Date	Result	By	Name							
6/15/2018	MEAS&NOTICE	BS	Barbara S							
12/16/2008	Measured	197	PATRIOT							
12/29/2005	MLS	HC	Helen Chinal							
12/28/1999	Mailer Sent									
12/8/1999	Measured	256	PATRIOT							
1/1/1982		PS								

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5	- Cape			Full Bath: 3	Rating: Good														
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath:	Rating:														
Prime Wall: 3	- Aluminum			A HBth:	Rating:														
Sec Wall:				OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good														
Color: WHITE				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Good														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C+	- Average (+)			CONDOS INFORMATION															
Year Blt: 1958	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G4	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10.0%														
Prim Int Wall: 2	- Plaster			Functional:															
Sec Int Wall:				Economic:															
Partition: T	- Typical			Special:															
Prim Floors: 3	- Hardwood			Override:															
Sec Floors:				Total:	10.8%														
Bsmnt Flr: 12	- Concrete			CALC SUMMARY															
Subfloor:				Basic \$ / SQ:	105.00														
Bsmnt Gar:				Size Adj.: 1.35000002															
Electric: 3	- Typical			Const Adj.: 0.99989998															
Insulation: 2	- Typical			Adj \$ / SQ: 141.736															
Int vs Ext: S				Other Features: 116250															
Heat Fuel: 2	- Gas			Grade Factor: 1.10															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 377162															
% Com Wall	% Sprinkled:			Depreciation: 40733															
				Depreciated Total: 336428															
MOBILE HOME				Make:				Model:				Serial #:				Year:			
SPEC FEATURES/YARD ITEMS				PARCEL ID 172.0-0002-0002.A															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	18X6	A	AV	1999		0.00	T	16	101							
More: N				Total Yard Items:				Total Special Features:				Total:							



The sketch shows a residential grid with various components labeled: UCN (180), TQS, FFL, BMT, and OFF (16). The grid includes sections for 1st Res Grid, Line 1, and various levels (Upper, Lvl 2, Lvl 1, Lower) with room counts (RMs: 6, BRs: 2, Baths: 3, HB).



A photograph of a single-story house with a white exterior, a grey roof, and a chimney. It has a small porch and is surrounded by trees and a lawn.